

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION
Minutes of Meeting
December 2, 2015**

The Connecticut Real Estate Commission convened on Wednesday, December 2, 2015 at 9:15 a.m. in Room-126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present: Joseph B. Castonguay, Acting Chairman (Broker – 2nd District)
Lana K. Ogrodnik (Broker – 5th District)
Amy Bergquist (Broker – 1st District)
Linda C. Burnham (Salesperson – 2nd District)
Morag L. Vance (Public Member – 4th District)
Theodore F. Ells, Esq. (Public Member- 3rd District)
Joseph H. Kronen (Public Member – 1st District)

Commissioners Absent: None

Commission Vacancy: Salesperson (1)

Attorney General's Office: Alan Ponanski, Assistant Attorney General

DCP Staff Present: Michele Erling William Zenga
Vicky Bullock Richard Maloney
Kelly Harvey
Robin Washbond

Public Present: Leslie Hammond Maria Cuerda
Cindy Butts Omer Salem
Cheryl Hilton Herbert Mehlman
John Morgan

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Vance, Commissioner Ells 2nd, and the motion carried unanimously to approve the minutes of the October 7, 2015 Connecticut Real Estate Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

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- **Christine Anthony, Case# 2015-423 – Application for Real Estate Salesperson license: Denial hearing pursuant to Connecticut General Statutes 20-316 and 46a-80**
Attorney Vicky Bullock advised the Commission that Ms. Anthony requested a postponement until the February 2016 meeting; therefore the Commission took no action on this matter.
- **Omer Salem- Application for Real Estate Salesperson license**
It was moved by Commissioner Ells, Commissioner Vance 2nd, and the motion carried unanimously to deny Mr. Salem's application for a salesperson license. The Commission advised Mr. Salem that upon completion of his pending court matter he may request to appear before the Commission for reconsideration of his real estate salesperson application.

REQUEST FOR CONTINUING EDUCATION WAIVER

Laurence Hannafin – Seeking waiver of 2016 CE requirements

It was moved by Commissioner Vance to approve Mr. Hannafin's request for a waiver of the 2016 continuing education requirements. Commissioner Ogrodnik seconded the motion. The motion failed.

Commissioners Ells, Burnham and Bergquist (opposed the motion)

Commissioner Kronen (approved the motion)

Commissioners Vance, Ogrodnik and Castonguay (no position taken)

OLD BUSINESS

Fair Housing Course Review

It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the motion carried unanimously to approve the draft copy of the Fair Housing Course, subject to receipt of the revised final copy.

NEW BUSINESS

1. Proof of transactions for waiver of elective portion of Broker pre-licensing requirements- What is acceptable proof?

The Commission decided that an MLS report displaying 'closed transactions' will be accepted as proof for a waiver of the elective portion of the Broker pre-licensing requirements. The Department will create a document that may be used in lieu of the MLS report which will require the notarized signature of the sponsoring broker, closed transactions, addresses, closing dates and type of transactions.

2. Dual Agency discussion

Commissioner Ells brought forth the subject of 'dual agency' and the potential conflict of interest situation that might arise from this practice. The Commission discussed this matter and commented on the lack of understanding of the process by consumers, and that agents must obtain informed consent to represent parties to the transaction. Assistant Attorney General Alan Ponanski indicated that dual agency is statutory and any proposed changes must go through the legislative process.

3. 2016 Real Estate Commission Meeting Dates February 3, April 6, June 1, August 3, October 5, December 7

The Commission reviewed the 2016 meeting dates.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Director Richard Maloney commented on the upcoming retirement of Real Estate Examiner Michele Erling. Director Maloney honored Ms. Erling for her dedication and outstanding contribution to the Department, to the Real Estate Commission and to the Real Estate community.

The Commission acknowledged Ms. Erling and commended her for all her effort, support and assistance to the Real Estate Commission over the years.

ADJOURNMENT

It was moved by Commissioner Vance, Commissioner Ells 2nd, and the motion carried unanimously to adjourn the meeting at 10:40 a.m.

Respectfully Submitted,

Robin Washbond
Commission Secretary

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 713-7230.

Department of Consumer Protection Website: www.ct.gov/dcp
Division E-Mail: DCP.OccupationalProfessional@ct.gov

The next meeting of this Commission is scheduled for Wednesday, February 3, 2016 at 9:15 am in Room 126